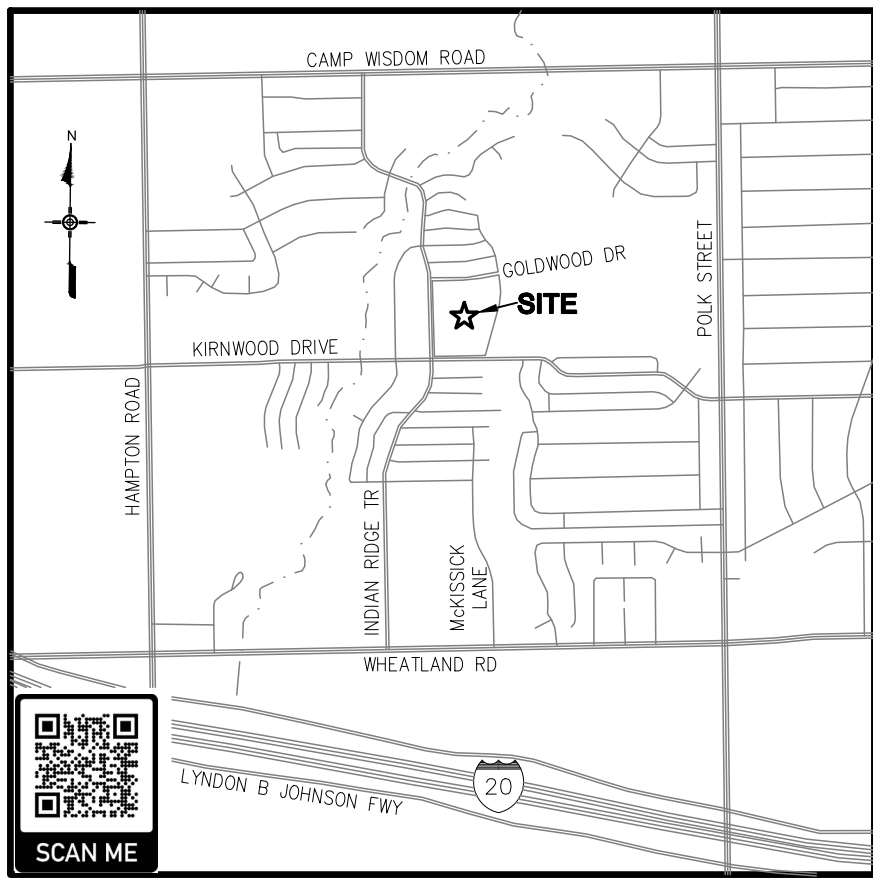




VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTED REALIZATION 2011.
2. GRID COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011), NO SCALE FACTOR AND NO PROJECTIONS.
3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4. STRUCTURES ON-SITE WILL REMAIN.
5. THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48130D490K, REVISED JULY 7, 2014, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
6. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM AN UNPLATTED TRACT OF LAND SITUATED IN CITY BLOCK 7569.
7. REFERENCE BENCHMARK

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UTILIZING GPS CORRECTIONS FROM THE LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK AND ADDITIONALLY REFERENCED TO THE NATIONAL GEODETIC SURVEY (NGS) GEOID MODEL 12B.

CITY OF DALLAS BENCHMARK 64-W-1

A CITY OF DALLAS BENCH MARK IS SET ON TOP OF A CONCRETE CURB AT THE POINT OF CURVE AT THE SOUTHEAST CORNER OF THE INTERSECTION. PUBLISHED ELEVATION = 609.21' (NGVD29)
STANTEC GPS ELEVATION = 609.33' (NAVD88)

CITY OF DALLAS BENCHMARK 64-X-6

SQUARE ON CONCRETE CURB OF INLET ON THE SOUTH SIDE OF KIRKWOOD DR. AND 250' WEST OF MIRAGE CANYON DR. PUBLISHED ELEVATION = 614.87' (NGVD29)
STANTEC GPS ELEVATION = 614.82' (NAVD88)

SITE BENCHMARKS

CONTROL POINT NO. 2:
MAG NAIL WITH WASHER STAMPED "STANTEC" SET IN SIDEWALK AS SHOWN HEREON
ELEVATION = 599.81'

CONTROL POINT NO. 3:
MAG NAIL WITH WASHER STAMPED "STANTEC" SET IN SIDEWALK AS SHOWN HEREON
ELEVATION = 606.86'

CONTROL POINT NO. 5:
MAG NAIL WITH WASHER STAMPED "STANTEC" SET IN SIDEWALK AS SHOWN HEREON
ELEVATION = 608.74'

N = 6,925,916.97
E = 2,476,708.83
(SEE NOTE NO. 3)

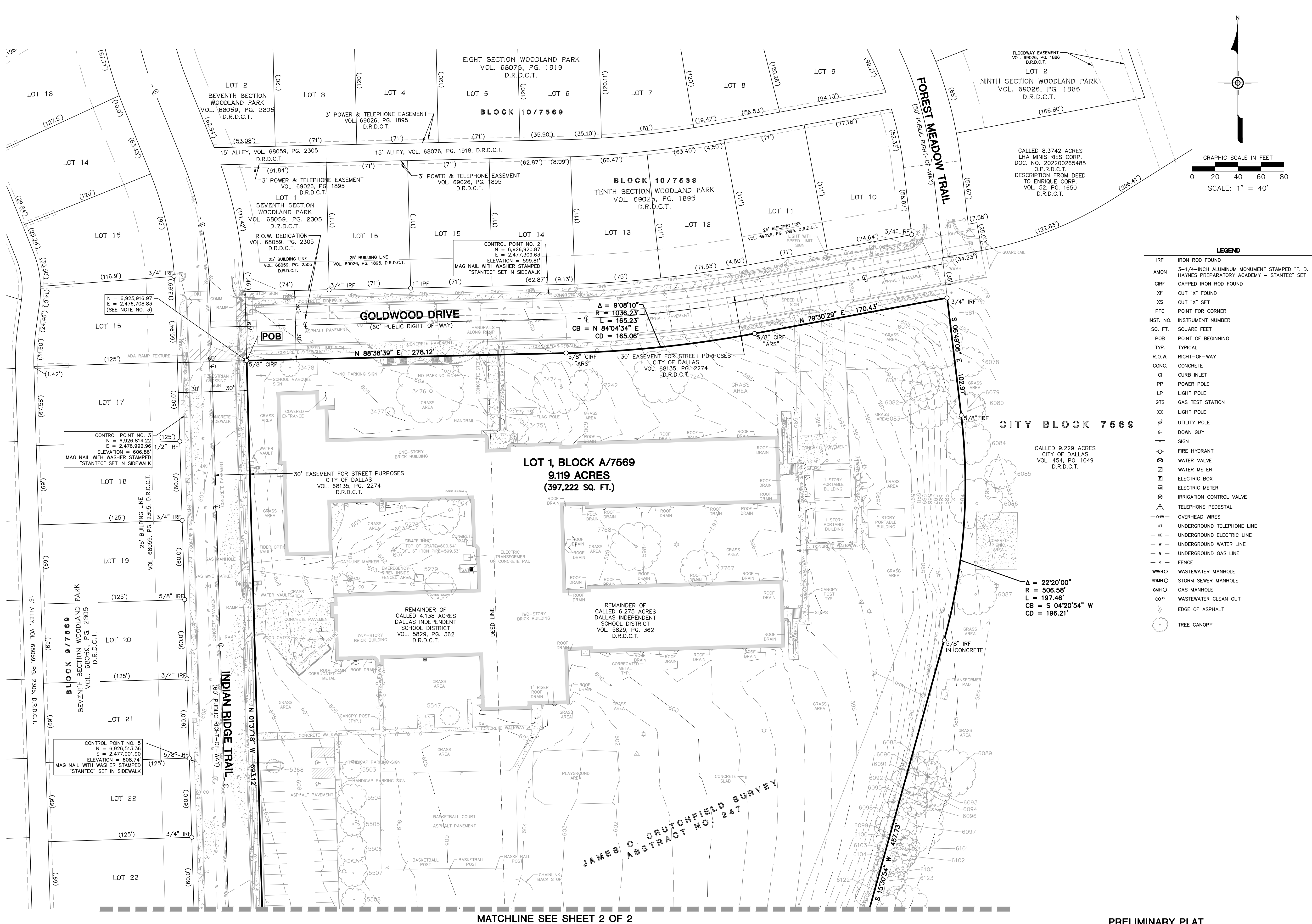
CONTROL POINT NO. 3
N = 6,926,814.22
E = 2,476,992.96
ELEVATION = 606.86'
MAG NAIL WITH WASHER STAMPED
"STANTEC" SET IN SIDEWALK

CONTROL POINT NO. 5
N = 6,925,913.36
E = 2,477,001.90
ELEVATION = 608.74'
MAG NAIL WITH WASHER STAMPED
"STANTEC" SET IN SIDEWALK



STANTEC PROJECT NO. 222012716

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MATCHLINE SEE SHEET 2 OF 2

JAMES O. CRUTCHFIELD SURVEY
ABSTRACT NO. 247

PRELIMINARY PLAT BIRDIE ALEXANDER ES LOT 1, BLOCK A/7569

BEING A PART OF CITY BLOCK 7569
THE JAMES O. CRUTCHFIELD SURVEY, ABSTRACT NO. 247
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: PLAT-25-000117
OCTOBER 8, 2025

OWNER:
DALLAS INDEPENDENT SCHOOL DISTRICT
9400 NORTH CENTRAL EXPRESSWAY, 8TH FLOOR
DALLAS, TEXAS 75231
PH: (972) 925-7303
CONTACT: KATY LENIHAN

SURVEYOR:
STANTEC CONSULTING SERVICES, INC.
6080 TENNYSON PARKWAY, SUITE 200
PLANO, TEXAS 75024
PH: (214) 437-2400
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TPELS FIRM NO. 10194477

SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, DALLAS INDEPENDENT SCHOOL DISTRICT IS THE OWNER OF A 9.119 ACRE TRACT OF LAND SITUATED IN JAMES O. CRUTCHFIELD SURVEY, ABSTRACT NO. 247, CITY OF DALLAS BLOCK NO. 7569, DALLAS COUNTY, TEXAS AND BEING ALL OF THE REMAINDER OF A CALLED 4.138 ACRE TRACT OF LAND AND A 6.275 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DALLAS INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 5829, PAGE 362, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.); SAID 9.119 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF INDIAN RIDGE TRAIL (60-FOOT PUBLIC RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF GOLDWOOD DRIVE (60-FOOT PUBLIC RIGHT-OF-WAY) AND BEING AN ANGLE POINT IN THE SOUTH LINE OF A 30-FOOT EASEMENT FOR STREET PURPOSES, DESCRIBED IN A DEED TO THE CITY OF DALLAS RECORDED IN VOLUME 68135, PAGE 2274, D.R.D.C.T.;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID GOLDWOOD DRIVE THE FOLLOWING CALLS:

NORTH 88°38'39" EAST, A DISTANCE OF 278.12 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ARS" FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1036.23 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°08'10" FOR AN ARC LENGTH OF 165.23 FEET AND HAVING A CHORD BEARING OF NORTH 84°04'34" EAST AND A CHORD DISTANCE OF 165.06 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "ARS" FOUND FOR CORNER;

NORTH 79°30'29" EAST, A DISTANCE OF 170.43 FEET TO A 3/4-INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF A CALLED 9.229 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF DALLAS, RECORDED IN VOLUME 454, PAGE 1049, D.R.D.C.T.;

THENCE ALONG THE WEST LINE OF SAID 9.229 ACRE TRACT OF LAND THE FOLLOWING CALLS:

SOUTH 06°49'06" EAST, A DISTANCE OF 102.97 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 506.58 FEET;

SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22°20'00" FOR AN ARC LENGTH OF 197.46 FEET AND HAVING A CHORD BEARING OF SOUTH 04°20'54" WEST AND A CHORD DISTANCE OF 196.21 FEET TO A 5/8-INCH IRON ROD IN CONCRETE FOUND FOR CORNER;

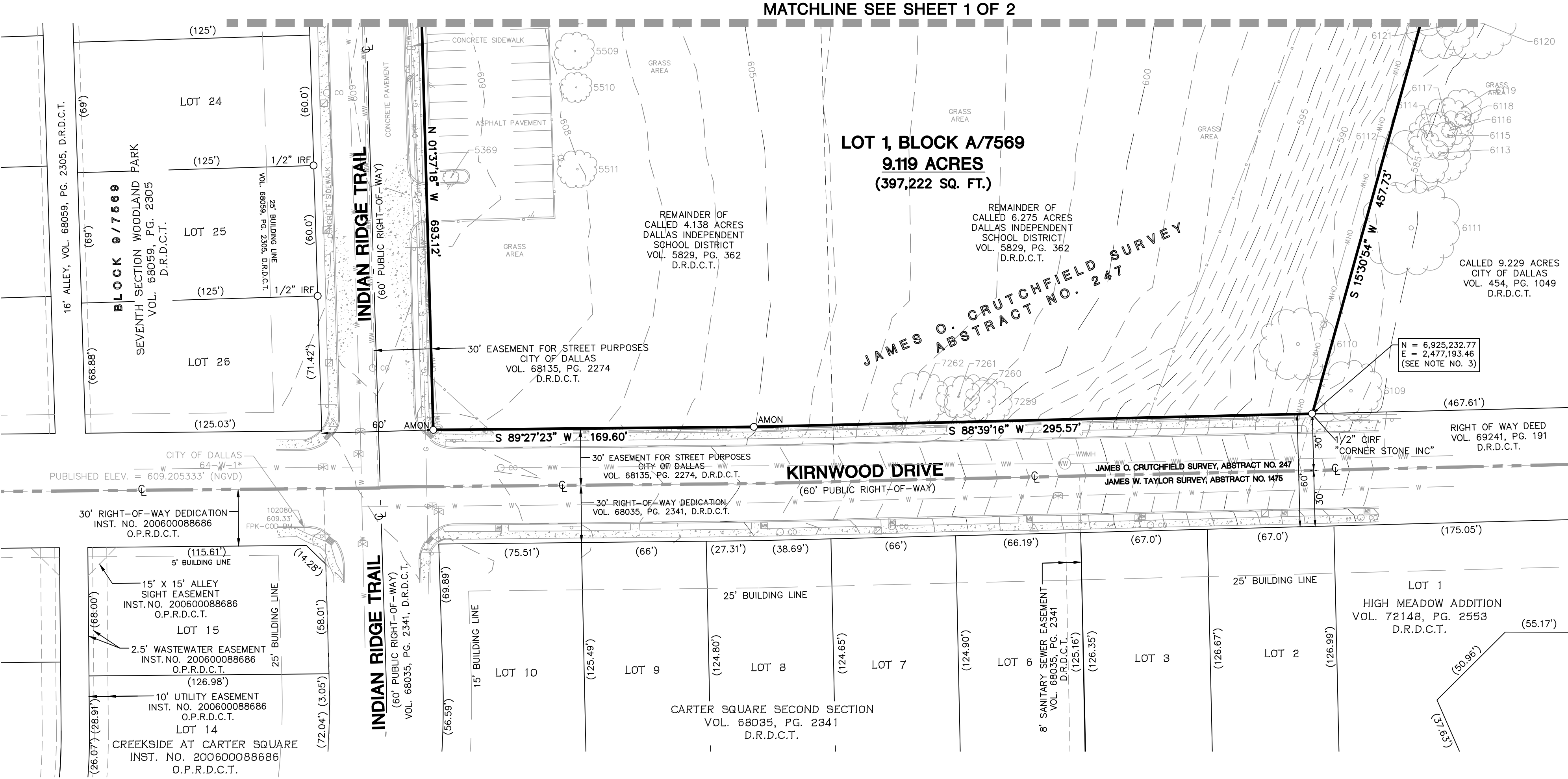
SOUTH 15°30'54" WEST, A DISTANCE OF 457.73 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "CORNER STONE INC" FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF KIRNWOOD DRIVE (60-FOOT PUBLIC RIGHT-OF-WAY) AND BEING THE NORTHWEST CORNER OF A RIGHT-OF-WAY DEED TO THE CITY OF DALLAS, RECORDED IN VOLUME 69241, PAGE 191, D.R.D.C.T., SAME BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID 30-FOOT STREET EASEMENT;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID KIRNWOOD DRIVE THE FOLLOWING CALLS:

SOUTH 88°39'16" WEST, A DISTANCE OF 295.57 FEET TO A 3-1/4-INCH ALUMINUM CAP STAMPED "BIRDIE ALEXANDER ES - STANTEC" AFFIXED TO A 5/8-INCH IRON ROD (HEREAFTER REFERRED TO AS "AMON") SET FOR CORNER;

SOUTH 89°27'23" WEST, A DISTANCE OF 169.60 FEET TO AN AMON SET FOR THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID KIRNWOOD DRIVE WITH THE EAST RIGHT-OF-WAY LINE OF SAID INDIAN RIDGE TRAIL;

THENCE NORTH 01°37'18" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID INDIAN RIDGE TRAIL, A DISTANCE OF 693.12 FEET TO THE POINT OF BEGINNING CONTAINING: 397,222 SQUARE FEET OR 9.119 ACRES OF LAND, MORE OR LESS.



LEGEND	
IRF	IRON ROD FOUND
AMON	3-1/4-INCH ALUMINUM MONUMENT STAMPED "F. D. HAINES PREPARATORY ACADEMY - STANTEC" SET
CIRF	CAPPED IRON ROD FOUND
XF	CUT "X" FOUND
XS	CUT "X" SET
PFC	POINT FOR CORNER
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
TYP.	POINT OF BEGINNING
POB	TYPICAL
R.O.W.	RIGHT-OF-WAY
CONC.	CONCRETE
CI	CURB INLET
PP	POWER POLE
LP	LIGHT POLE
GTS	GAS TEST STATION
☆	LIGHT POLE
⚡	UTILITY POLE
⚡	DOWN GUY
⚡	SIGN
⚡	FIRE HYDRANT
⚡	WATER VALVE
⚡	WATER METER
⚡	ELECTRIC BOX
⚡	ELECTRIC METER
⚡	IRRIGATION CONTROL VALVE
⚡	TELEPHONE PEDESTAL
⚡	OVERHEAD WIRES
⚡	UNDERGROUND TELEPHONE LINE
⚡	UNDERGROUND ELECTRIC LINE
⚡	UNDERGROUND WATER LINE
⚡	UNDERGROUND GAS LINE
⚡	FENCE
⚡	WASTEWATER MANHOLE
⚡	STORM SEWER MANHOLE
⚡	GAS MANHOLE
⚡	WASTEWATER CLEAN OUT
⚡	EDGE OF ASPHALT
⚡	TREE CANOPY

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DALLAS INDEPENDENT SCHOOL DISTRICT ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS BIRDIE ALEXANDER MS AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.)

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES, AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND THIS THE ___ DAY OF ___, 2025.

DALLAS INDEPENDENT SCHOOL DISTRICT

NAME: KATY LENIHAN

TITLE: DIRECTOR CONSTRUCTION AND DESIGN

STATE OF §
COUNTY OF §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KATY LENIHAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ___ DAY OF ___, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF

MATCHLINE SEE SHEET 1 OF 2

LOT 1, BLOCK A/7569
9.119 ACRES
(397,222 SQ. FT.)

JAMES O. CRUTCHFIELD SURVEY
ABSTRACT NO. 247

KIRNWOOD DRIVE

(60' PUBLIC RIGHT-OF-WAY)

INDIAN RIDGE TRAIL

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